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SHEARON, Kevin

VA Form 26-6440a - JAN 1982
Section 1820, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 150 10 67	PROPERTY ADDRESS 3100 Towne Valley Road Antioch, Tennessee 37013
SEND TAX NOTICES TO: Loan Guaranty Office(264) Veterans Affairs Regional Office 110 9th Avenue South, Nashville TN 37203	THIS INSTRUMENT PREPARED BY Jerry D. Stringer, Attorney VA Regional Office, Nashville TN 37203

SPECIAL WARRANTY DEED

THIS DEED, between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is U.S. Department of Veterans Affairs, Washington, D.C. 20420, hereinafter called Grantor, and
GEORGE MASON BEAVER, JR., AND WIFE, VICKI DEAN BEAVER
whose address is Antioch, Tennessee 37013
, hereinafter called Grantee(s).

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents does transfer and convey unto the said Grantee(s) and Grantee's heirs or successors and assigns, that certain property described as follows: Located in Antioch, County of Davidson, State of Tennessee, to wit:
Land in Davidson County, Tennessee, being Lot No. 281 on the plan of Towne Village of The Country, Section III, as of record in Book 5200, Pages 268 and 269, Register's Office for Davidson County, Tennessee.

Said Lot No. 281, being a corner lot, fronts 50 feet on the southerly margin of Towneship Road and fronts 120 feet on the easterly margin of Towne Valley Road, said frontages being joined by a curve measuring 39.27 feet; the easterly line extends back 145 feet where it intersects the southerly line which measures 75 feet thereon.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. Restrictive covenants contained in instrument of record in Book 5635, Page 545, Register's Office for Davidson County, Tennessee.
3. The plan of record in Book 5200, Pages 268 and 269, said Register's Office, shows a 10 foot minimum building setback line from Town Village Road and a 20 foot minimum building setback line from Towneship Road and a 10 foot easement for public utility and drainage purposes along the southerly and easterly lines of said lot.

Being the same property conveyed to Grantors by deed from Arnold M. Weiss, Substitute Trustee, dated March 20, 1991, of record in Book 8312, Page 862, in the Register's Office of Davidson, County, Tennessee.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee(s) and the heirs or successors and assigns of said Grantee(s), forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it.

Grantor does further covenant and bind himself/herself and his/her successors, to warrant and forever defend the title to the said Grantee(s) and the heirs or successors and assigns of said Grantee(s), against the lawful claims of all persons claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor, this 6th day of June, 1991, has caused this instrument to be signed on Grantor's behalf by the undersigned employee, being thereunto duly appointed, qualified and acting pursuant to title 38, United States Code, sections 212 and 1820 and title 38, Code of Federal Regulations, sections 36.4342 and 36.4520, pursuant thereto, as amended, and who is authorized to execute this instrument.

Witness:

*_____

*_____

3002

IDENTIFICATION REFERENCE

Jul 11 1 08 PM '91

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

PICK-UP

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By _____ [SEAL]
KENNETH L. HARVEY

Title Loan Guaranty Officer

VETERANS AFFAIRS REGIONAL OFFICE
NASHVILLE, TN Phone (615) 736-5243

Authorization pursuant to a delegation of authority contained in VA Regulations (38 C.F.R. 36.4342d)

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me personally appeared KENNETH L. HARVEY, Loan Guaranty Officer,

to me known to be the person who executed the foregoing instrument in behalf of the Secretary of Veterans Affairs, who, being by me duly sworn, stated that he/she an employee of the Department of Veterans Affairs, a Department of the United States Government, and is duly authorized to execute this deed on behalf of said Secretary, and acknowledged that he/she voluntarily executed the same as the free act and deed of said Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 6th day of June A. D. 19 91

My commission expires 7/24/93

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Deborah L Beecher

DEBORAH L. BEECHER

Notary Public

(Official title)

*Print, typewrite, or stamp name of the employee executing this instrument; also names of witnesses and officer taking acknowledgment immediately underneath such signatures.

Note.—If the entire consideration is paid, delete language from (1) to (1a).

STATE OF TENNESSEE, _____ COUNTY.

Register's Office, _____, 19__

I, _____, Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. _____, Page _____; that they were received _____, 19___, at ____ o'clock ___ M., and entered in Note Book ___, Page ____

_____

STATE OF TENNESSEE, Davidson COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 74,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____ Affiant

Subscribed and sworn to before me this 11th day of June 91

_____ Notary Public or Register

My Comm. Exp. 11/26/94

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

GEORGE MASON BEAVER, JR., AND WIFE VICKI DEAN BEAVER

STATE OF TENNESSEE

ANTIOCH COUNTY

Register's Office

Received for record the ____ day of ____, A. D. 19___, at ____ o'clock ___ M. Noted in Note Book ___, page ___, and recorded in Book of Deeds ___, Vol. ___, page ___

Fee paid, $ ___

Witness my hand, _____, Register.

State tax ..... $ ___

Clerk's fee ..... $ ___

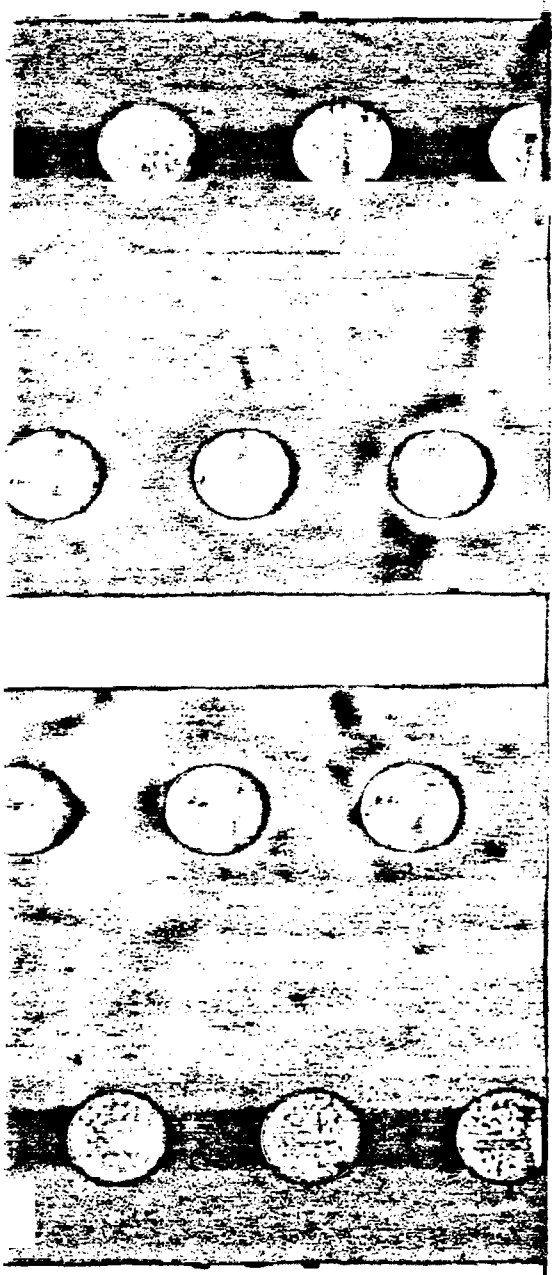
Total ..... $ 372.20 CASH

Paid ____ day of ____, 19___

_____, Clerk.

When recorded mail to—

626259



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 71700.00
CON TX 265.29
PRFEE 1.00
WDEED 6.00
TOTAL 272.29
CHECK 272.29

07/11/91 01 13:10 0001 0759

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30022

IDENTIFICATION REFERENCE

Jul 11 1 08 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 439787